

# LAND FOR LEASE 8191 TERMINAL ROAD

Lorton, VA 22079

Available: 3.62 Acres



## LISTING DATA

**AVAILABLE SF:** 3.62 Acres

## ECONOMIC DATA

**LEASE RATE:** Call For Info

## PROPERTY INFORMATION

**COUNTY:** Fairfax

## PROPERTY OVERVIEW

3.62-acre (157,616 SF) IOS site. This land can accommodate laydown yard, RV/Fleet parking, equipment, vehicle and material storage. The owner is open to building a flex building to accommodate users, with short and long-term leasing opportunities.

## PROPERTY HIGHLIGHTS

- 3.6-acre (157,616 SF) IOS site
- Land can accommodate laydown yard, RV/Fleet parking, equipment, vehicle and material storage
- Owner open to building a flex building to accommodate users
- Short and long-term leasing opportunities

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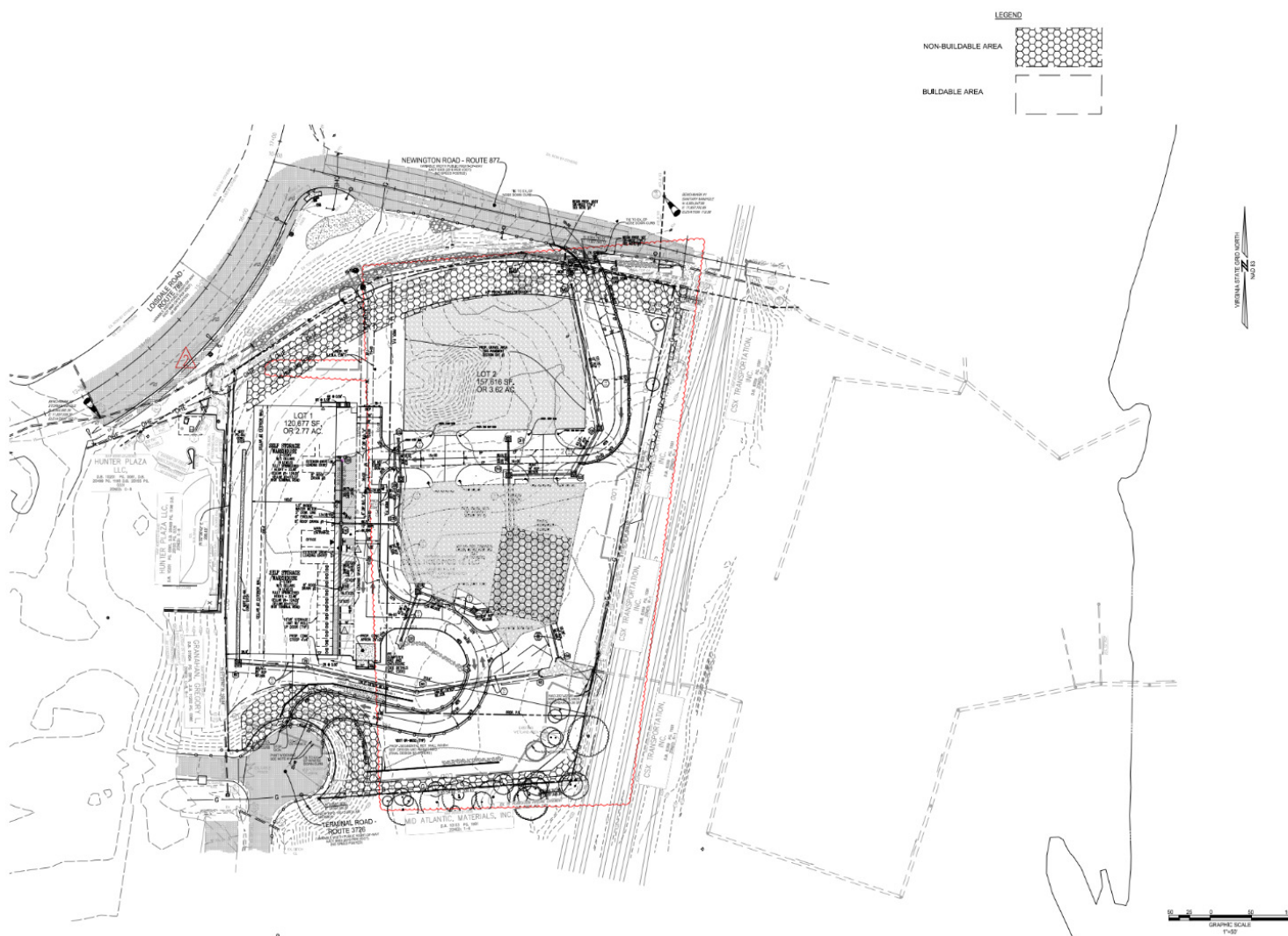
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## Site Plan

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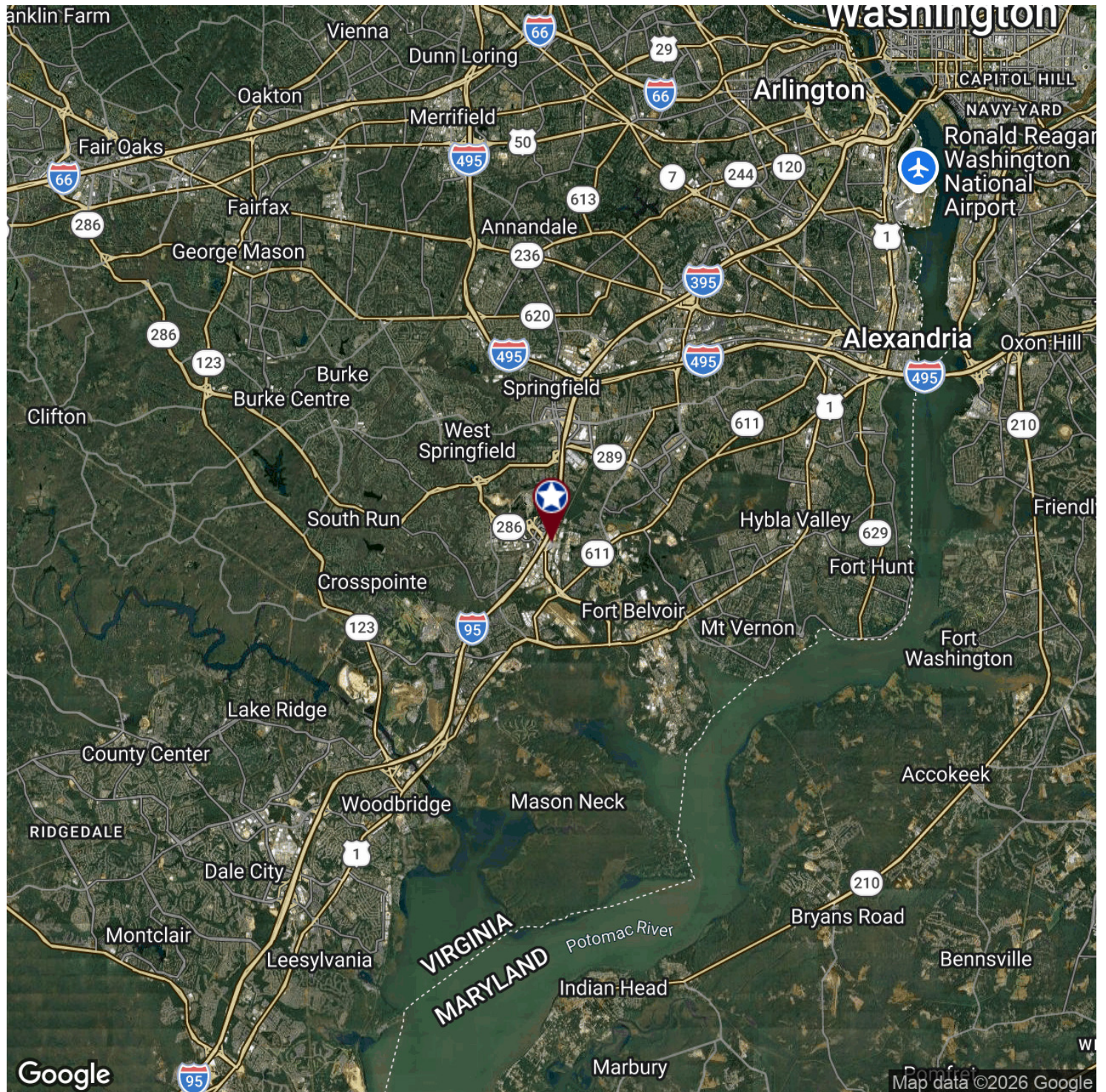
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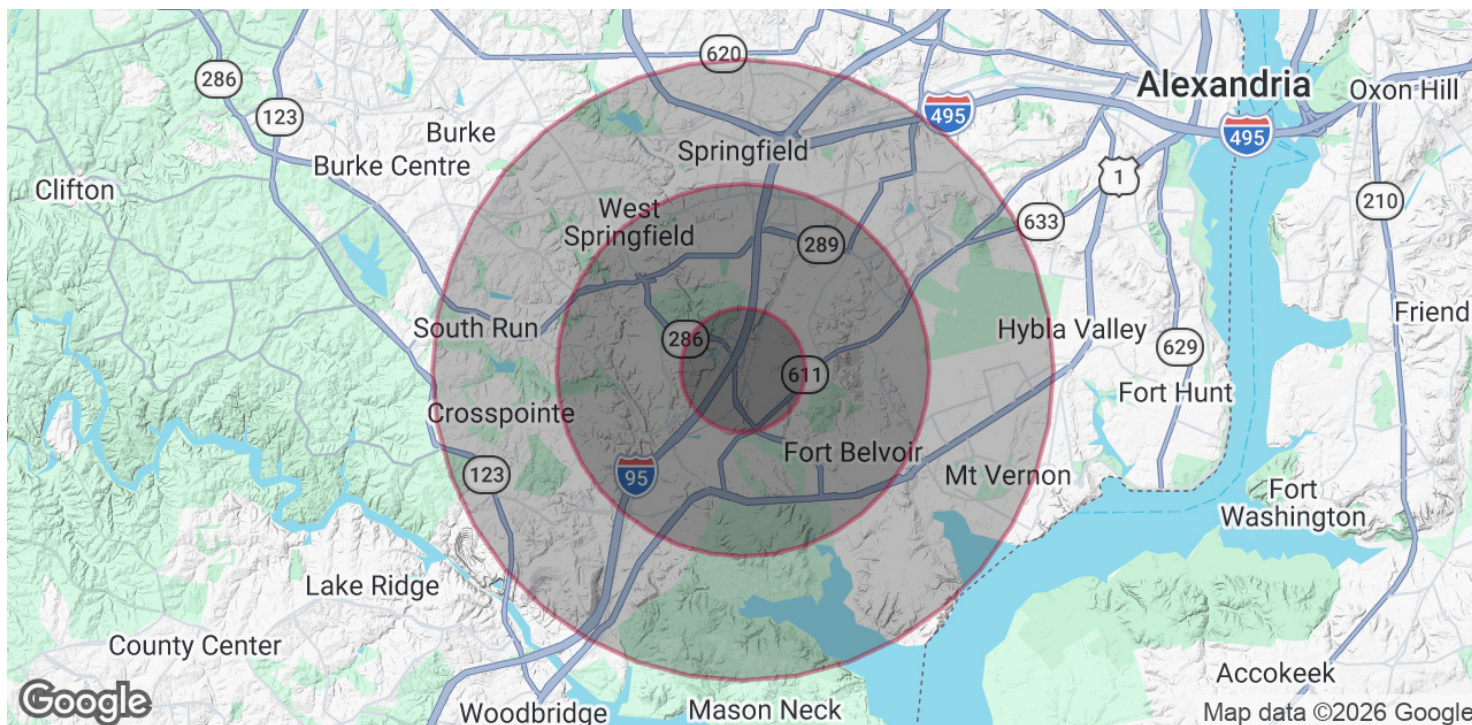
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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,292  | 85,425  | 233,831 |
| Average Age          | 38.6   | 40.1    | 39.4    |
| Average Age (Male)   | 39.0   | 40.1    | 38.7    |
| Average Age (Female) | 38.6   | 40.4    | 40.1    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,858     | 30,415    | 80,797    |
| # of Persons per HH | 2.9       | 2.8       | 2.9       |
| Average HH Income   | \$186,792 | \$165,274 | \$169,564 |
| Average House Value | \$606,924 | \$626,665 | \$638,469 |

2023 American Community Survey (ACS)

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